

IN RE: PETITION FOR ZONING VARIANCE
W/S Baltimore National Pike,
1,010' W of the c/l of
Rolling Road
(6400 Baltimore National Pike)
1st Election District
1st Councilmanic District
Petitioner
Archway Motors, Inc.
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 89-166-A

ORDER OF DISMISSAL

Pursuant to the receipt of a written request for postponement from Petitioner and there being no response to follow-up correspondence on the status of the subject matter from Petitioner,

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of February 1990, that the above-captioned Petition for Zoning Variance be and the same is hereby DISMISSED without prejudice.

JRH:bjs

cc: Mr. Claude Battle
122 Defense Highway, Annapolis, Md. 21401

Baltimore County Office of Law

People's Counsel
File

ORDER RECEIVED FOR FILING
Date 1/24/90
By JRH

HARDEE'S - CATONSVILLE

DESCRIPTION OF PROPERTY

Beginning on the north right-of-way line of Baltimore National Pike (U.S. Route 40) at a point approximately 1010 feet West of the centerline of Rolling Road, and binding on Baltimore National Pike North 71 40'18" West 161.00 feet, then proceeding North 18 61'57" East 229.00 feet; thence, South 71 40'18" East 161.00 feet; thence, South 18 16'57" West 229.00 feet to the place of beginning.

Containing 36,869 square feet, (.846 acres), more or less, of land.

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-166-A #63
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2.b.(3) (BC2R) to permit 49 parking spaces in lieu of the required 68 spaces.

in lieu of the required 68 spaces.

See addendum attached herewith

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

PETITIONER LEASE

Contract Purchase:
Hardee's Food Systems, Inc.
(Type or Print Name)
Charles Battle Jr.
Signature

122 Defense Hwy.
Address
Annapolis, MD 21401
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature

Address
City and State

Signature

Address
City and State

Attorney's Telephone No.:
Address (301) 266-6121 Phone No.

Legal Owner(s):

Archway Motors, Inc.
(Type or Print Name)
Charles Battle Jr.
Signature

122 Defense Hwy.
Address
Annapolis, MD 21401
City and State

Signature

Address
City and State

Signature

Address
City and State

Attorney's Telephone No.:
Address (301) 266-6121 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day

of August 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 3rd day of November, 1988, at 2 o'clock P.M.

ESTIMATED LENGTH OF HEARING: 1/2HR. + 1HR.
AVAILABLE FOR HEARING: MON. TUES. WED. NEXT TWO MONTHS (over)
ALL: MON. TUES. WED. NEXT TWO MONTHS (over)
REVIEWED BY: MLK DATE: 8/16/88

Hardee's

AREA 1

February 6, 1990

Mr. J. Robert Haines, Zoning Commissioner
Baltimore County
Office of Planning & Zoning
Towson, MD 21204

RE: 6400 Baltimore National Pike
Case 89-166-A

Dear Mr. Haines:

Please be advised that Hardee's will not be pursuing this petition due to a recent acquisition made by our Company.

Enclosed is a check for \$86.99 as requested. Please consider this communication as Hardee's request to close this matter.

Sincerely,

HARDEE'S FOOD SYSTEMS, INC.

Brian D. Cain
Brian D. Cain
Director of Construction
Area 1

BDC/ks
Attachment

cc: Garry Adams
Carlene Carragher
Newton Williams/Bill Hession

RECEIVED
FEB 12 1990
ZONING OFFICE

HARDEE'S - CATONSVILLE

ADDENDUM TO VARIANCE PETITION

The property consists of .846 acres (36,869 S.F.) and is zoned BR-CSA. The proposed improvements to the restaurant include redesign of the interior and entrance and the addition of a drive-through window. The proposed site layout accommodates the drive-through window and required stacking. However, the proposed plan provides 49 parking spaces which is 19 spaces fewer than the 68 spaces required by Baltimore County Zoning Regulations, Section 409.2.b.(3). We are requesting a variance from this section of the zoning regulations for the following reasons:

1. The site cannot accommodate the 68 parking spaces required. The existing site layout provides only 53 spaces. In addition, the existing layout does not meet County setback and buffer requirements along the U.S. Route 40 frontage.
2. The addition of a drive-through window is necessary to maintain the restaurant's economic viability.
3. Though the proposed site layout provides 19 spaces fewer than required, it nevertheless provides only four spaces fewer than currently provided, and provides two (2) handicapped spaces, in place of the one handicapped space currently provided.

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Arnold Jablon
County Attorney
DATE: February 20, 1990
FROM: J. Robert Haines
Zoning Commissioner
SUBJECT: Petition for Zoning Variance
N/S Baltimore National Pike, 1,010' W of the c/l of Rolling Road
(6400 Baltimore National Pike)
1st Election District - 1st Councilmanic District
Archway Motors, Inc. - Petitioner
Case No. 89-166-A

In accordance with the attached correspondence dated January 25, 1990 to Mr. Claude Battle, representative for Petitioner, please take the necessary steps to collect the advertising and posting fees due for the above-captioned matter in the amount of \$86.99. Following numerous telephone calls and subsequent correspondence from this office, Petitioner has not responded to our requests for payment.

Thank you for your assistance in this matter.

JRH:bjs

cc: Case File

Called 8/22/91
Wrote letter collection
Re. Check 86.99

Page 2

4. Failure to acquire relief from the parking requirement of Section 409.2.b.(3) (BC2R) would result in undue hardship for the operator of the existing restaurant. For these reasons, we request a variance from parking requirements of the Baltimore County Zoning Regulations, Section 409.2.b.(3) to permit 49 parking spaces in lieu of the required 68 spaces.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

January 25, 1990

Mr. Claude Battle
122 Defense Highway
Annapolis, Maryland 21401

RE: Petition for Zoning Variance
N/S Baltimore National Pike, 1010' W of the c/l of Rolling Road
(6400 Baltimore National Pike)
1st Election District - 1st Councilmanic District
Archway Motors, Inc. - Petitioner
Case No. 89-166-A

Dear Mr. Battle:

This Office recently completed a review of the case file in the subject matter. As you know, by your letter received October 31, 1988, the Petitioners requested that we continue the case as a result of complications they incurred with the site plan and Petition filed on the subject property. Further, you indicated the Petitioners would pay all advertising and posting costs due in connection with the November 3, 1988 hearing date.

By letter dated June 22, 1989, this Office advised you that the case had been postponed, as requested, and that we would await further notification from you as to how the Petitioners wished to proceed.

Please be advised that as of this date, the advertising and closing costs still remain unpaid and this office has received no further notification from you as to the status of this case. If no word is heard from you within ten (10) days of the date of this letter, this Office will assume that the Petitioners no longer wish to proceed in this matter and the case shall be dismissed without prejudice. However, the advertising and posting fees must be paid or the case file will be turned over to our Law Office for collection. Enclosed for your reference is a copy of the billing letter that was issued you on October 28, 1988.

Thank you for your prompt attention in this matter.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Case File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 887-3353
J. Robert Haines
Zoning Commissioner

June 22, 1989

Dennis F. Rasmussen
County Executive

Hardee's Food Systems, Inc.
122 Defense Highway
Annapolis, Maryland

ATTN: CLAUDE BATTLE, JR.
Sr. Construction Manager - Area 1

Re: Case Number: 89-166-A
N/S Baltimore National Pike, 1010' W c/l Rolling Road
6400 Baltimore National Pike

Gentlemen:

Pursuant to your request, the above case was postponed (A copy of your letter of 10/31/88 is attached for your convenience).

Starting within 10 days of the date of this letter and, monthly thereafter, this office would appreciate a short note from you advising of the status of this matter.

Thank you for your cooperation.

Very truly yours,

G. G. Stephens
Hearing Desk

GGS

Honorable J. Robert Haines, Esq.
Baltimore County Zoning Commissioner
County Office Building
Towson, Md. 21204

RECEIVED ZONING OFFICE
DATE: 10/28/88

Dear Commissioner Haines:

Archway Motors/Hardens Case, 89-166-A.
Requested Postponement Thursday, November 3, 1988, 9 A.M. for review by council and engineers.

As your office has been informed, we have discovered problems with our Petition and Plans, and we ask that the case be continued to another date. We, of course, will pay the advertising and posting, and we will inform your office when it is set back again of course at your earliest convenience.

We are reviewing the site with a view to employing local counsel, as well as with our engineers. Thanking you and your staff, I am

Respectfully,
C.C. D. S. Thaler and Associates, Senior Construction Mgr.
841-5580
Are we required to appear on Thursday.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

Date: 10/28/88

SECOND NOTICE: 12/2/88

Mr. Claude Battle, Jr.
Hardee's Food Systems, Inc.
122 Defense Highway
Annapolis, Maryland 21401

Re: Petition for Zoning Variance
CASE NUMBER: 89-166-A
N/S Baltimore National Pike, 1010' W c/l Rolling Road
(6400 Baltimore National Pike)
1st Election District - 1st Councilmanic
Legal Owner(s): Archway Motors, Inc.
Petitioner/Lessee: Hardee's Food Systems, Inc.
HEARING SCHEDULED: THURSDAY, NOVEMBER 3, 1988 at 9:00 a.m.

Dear Mr. Battle:

Please be advised that \$36.99 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

PLEASE FORWARD YOUR CHECK BY RETURN MAIL.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

Date: 10/28/88

SECOND NOTICE: 12/2/88

Mr. Claude Battle, Jr.
Hardee's Food Systems, Inc.
122 Defense Highway
Annapolis, Maryland 21401

Re: Petition for Zoning Variance
CASE NUMBER: 89-166-A
N/S Baltimore National Pike, 1010' W c/l Rolling Road
(6400 Baltimore National Pike)
1st Election District - 1st Councilmanic
Legal Owner(s): Archway Motors, Inc.
Petitioner/Lessee: Hardee's Food Systems, Inc.
HEARING SCHEDULED: THURSDAY, NOVEMBER 3, 1988 at 9:00 a.m.

Dear Mr. Battle:

Please be advised that \$36.99 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:gs
cc: File

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct. 17, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct. 13, 1988.

THE JEFFERSONIAN,

Publisher

#05118
By # M20353
Price \$71.99
Cat. 5000

CERTIFICATE OF POSTING

89-166-A

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 1st Date of Posting: October 17, 1988

Posted for: Variance

Petitioner: Hardee's Food Systems, Inc.

Location of property: N/S Baltimore National Pike, 1010' W c/l Rolling Road

Location of Sign: North side, Baltimore National Pike in front of subject property

Remarks: J. J. Paster

Posted by: J. J. Paster Date of return: October 21, 1988

Number of Signs: 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

September 26, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-166-A
N/S Baltimore National Pike, 1010' W c/l Rolling Road
(6400 Baltimore National Pike)
1st Election District - 1st Councilmanic
Legal Owner(s): Archway Motors, Inc.
Petitioner/Lessee: Hardee's Food Systems, Inc.
HEARING SCHEDULED: THURSDAY, NOVEMBER 3, 1988 at 9:00 a.m.

Variance to permit 48 parking spaces in lieu of the required 68 spaces.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
cc: Mr. Claude Battle/Hardee's
File

*IF PHASE II OF 3000 EMERGENCY PLAN IN EFFECT ON THIS DATE, CASE MAY BE RESCHEDULED. CALL 494-3351 TO CONFIRM NEW DATE.

89-166-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 31st day of August, 1988.

J. Robert Haines

Hardee's Food Systems, Inc.
Petitioner/Lessee/Archway Motors, Inc.
Petitioner/Legal Owner
J. Robert Haines
Zoning Commissioner
James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 24, 1988

COUNTY OFFICE Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Claude Battle
Hardee's Food Systems, Inc.
122 Defense Highway
Annapolis, Maryland 21401

RE: Item No. 63 - Case No. 89-166-A
Petitioner: Hardee's Food Systems, Inc./Lessee
Archway Motors, Inc./Legal Owner
Petition for Zoning Variance

Dear Mr. Battle:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer/dt

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

cc: D. S. Thaler & Associates Inc.
11 Warren Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines

TO: Zoning Commissioner

Date: November 3, 1988

FROM: Mr. Pat Keller, Deputy Director

Office of Planning and Zoning

SUBJECT: Hardee's
Zoning Petition No. 89-166-A

The applicant is requesting a variance to reduce the required number of parking spaces from 68 to 49 (53 are currently provided) in order to provide a drive-through facility. In reference to this request, staff provides the following information:

* The provision of the drive-through facility represents a significant revision to the parking area, traffic flow within the site and onto Route 40. The shared access on the west side of the site is a great improvement. The site design provides good opportunity to upgrade the landscaping and aesthetic qualities of the site.

Based upon the information provided and analysis conducted, staff recommends approval of the applicant's request subject to the following:

- A detailed, extensive landscape plan shall be reviewed and approved by the County Landscape Planner. Landscaping shall be provided 1) in the divider located between the drive-through lane and the shared access on the west side of the site; and 2) along the street-scape of Route 40; and 3) along the eastern side of the site; and
- the variance shall only apply to the site plan as shown (use, size and location) and will not be uniformly applied to the lot. The variances will not apply to any substantial deviation from the construction as shown.

PK/gf



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

August 31, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County
Hardee's Restaurant
Zoning Meeting of 8-30-88
N/S Baltimore National
Pike (Route 40-W)
1010' West of the
Centerline of Rolling Rd.
(Item #63)

Dear Mr. Haines:

After reviewing the submittal of Hardee's Restaurant, we have the following comment.

The proposed 24' entrance must be changed to a 20' one way in only entrance. This will prevent any vehicles from using the existing crossover on Baltimore National Pike.

It is requested this revision be made prior to a hearing date being set.

If you have any questions, please contact Larry Brocata at 333-1350.

Very truly yours,

Lawson L. Mills
Lawson J. Mills, Jr., Chief
Bureau of Engineering
Access Permits

LB:maw

cc: D.S. Thaler & Assoc., Inc.
Mr. J. Ogle

RECEIVED
SEP 7 1988

ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

Date 8/29/88

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 63, Zoning Advisory Committee Meeting of August 30, 1988

Property Owner: Archway Motors Inc.

Location: N/S of Balto. Nat'l. Pike

District 1

Water Supply metro

Sewage Disposal metro

COMMENTS ARE AS FOLLOWS:

- (✓) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- () Soil percolation tests, have been _____, must be _____, conducted.
 - () The results are valid until _____
 - () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Karen M. Hervey

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

September 12, 1988

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: Petitioner Lease - Hardee's Food Systems, Inc.
Legal Owner - Archway Motors, Inc.

Location: N/S of Balto. Nat'l. Pike, 1010' W. of c/l of
Rolling Road

Item No.: 63

Zoning Agenda: Meeting of 8/30/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Patricia Kelly* 9-13-88
Planning Group
Special Inspection Division

NOTED &
APPROVED: *John F. O'Neill*
Fire Prevention Bureau

/s/

NOTES :

AREA OF BUILDING
REQUIRED SPACES
SPACES BEFORE CONST.
SPACES AFTER CONST.
AREA OF PARCEL
EXISTING ZONING
EXISTING USE
PROPOSED USE
ELECTION DISTRICT
PLANTING REQUIRED

3583 S.F.
C 20 PER 1000 S.F. = 68
53 TOTAL SPACES, 1 HANDICAPPED
49 TOTAL SPACES, 2 HANDICAPPED
0.840 AC. ±
DR-65A
FAST-FOOD RESTAURANT
FAST-FOOD RESTAURANT
1
% LF OF PARKING ADJUTING PUBLIC ROAD R/W
REQUIRES 11 EVERGREEN TREES & 32 EVERGREEN
THUBS; 10 LF OF PUBLIC ROAD R/W REQUIRES 4
MAJOR DECIDUOUS TREES; 53 PARKING SPACES RE-
QUIRES 5 MAJOR DECIDUOUS TREES.

ARCHWAY MOTORS, INC.
3765/467
P.13
ZONED DR-65A

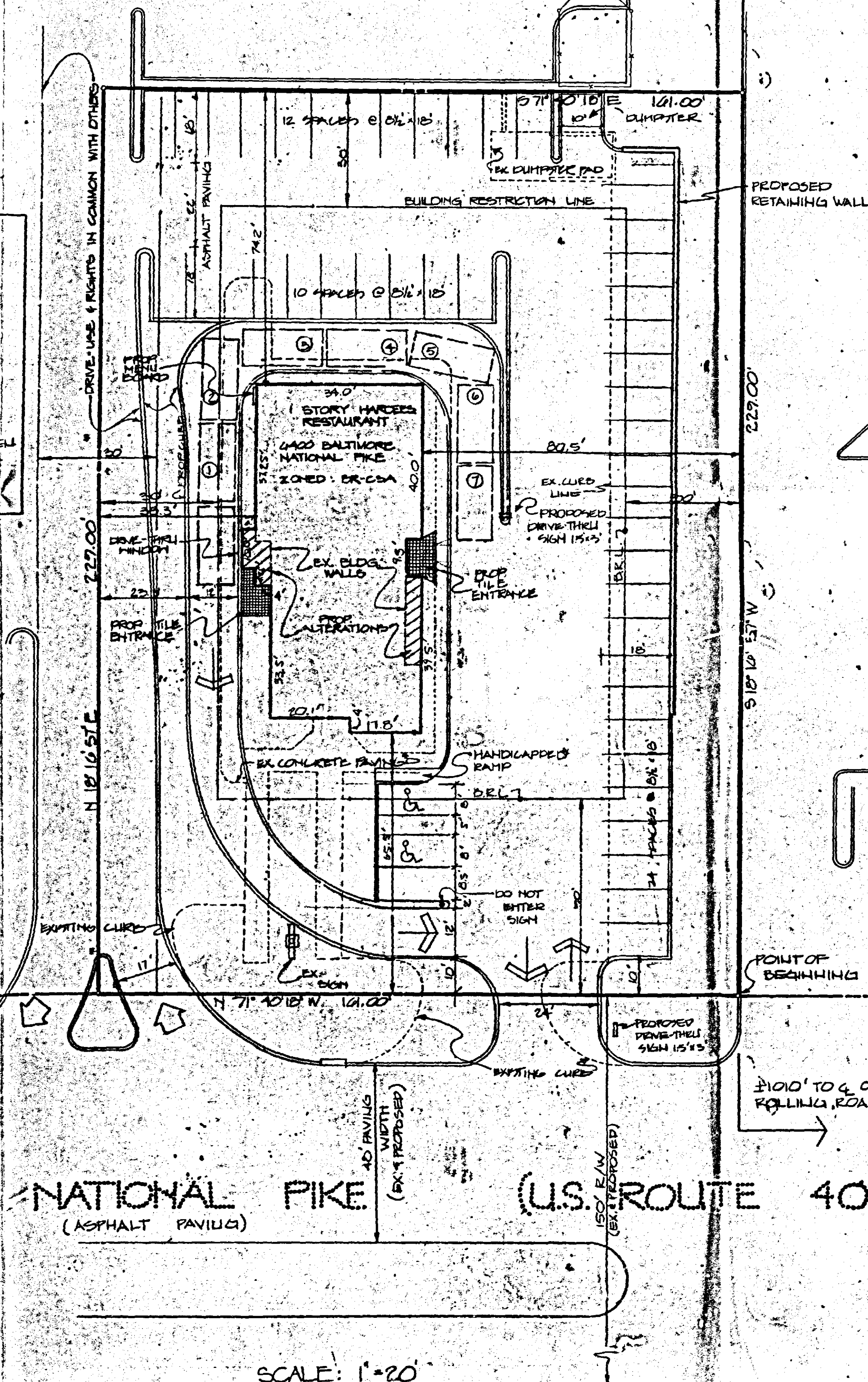
COMMERCIAL
BUILDING

COMMERCIAL
BUILDING

BALTIMORE NATIONAL PIKE (U.S. ROUTE 40)
(ASPHALT PAVING)

ARCHWAY MOTORS, INC.
3765/467
P.13
ZONED DR-65A

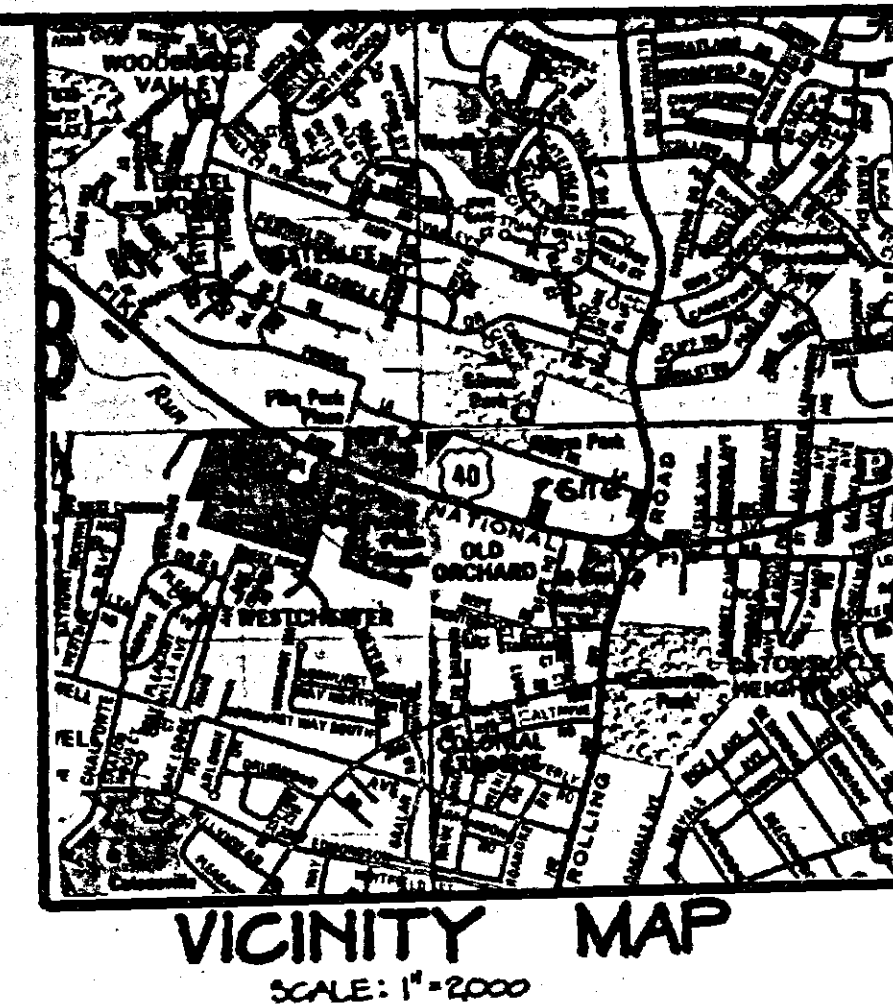
WESTPARK SHOPPING CENTER



PENNY'S
RESTAURANT
ZONED DR-65A

0 10 20 50

PLAT TO ACCOMPANY VARIANCE PETITION



D.S. THALER & ASSOCIATES INC.

CIVIL ENGINEERS - SITE PLANNERS
LANDSCAPE ARCHITECTS - SURVEYORS

11 WARREN ROAD BALTIMORE, MD 21206 TELEPHONE (301) 544-1814

DATE: JULIE 20, 1988

Hardee's
RESTAURANT
CATONSVILLE

PRINTED
AUG 10 1988
D.S. THALER & ASSOCIATES, INC.





111 West Chesapeake Avenue
Towson, MD 21204

887-3353

November 19, 1991

Mr. Paul R. LaFontaine
Vice President, Asset Management
Combined Properties Incorporated
1899 L Street, N.W.
Washington, D.C. 20036

Re: Case No. C-92-1213
6400 Baltimore National Pike
1st Election District

Dear Mr. LaFontaine:

First, my apology in not responding in a timely fashion to your letter addressed to Carl W. Richards as to the problem with the dumpster placement of Roy Roger's/Hardees within the 40 West Plaza Shopping Center.

This office has gone to the extent to have Inspector Kevin Connor (telephone number (410) 887-8092) assigned to investigate whether the Baltimore County Zoning Regulations are being violated.

Inspector Connor will update your company as to the results of his inspection no later than November 29, 1991.

Most importantly, if an alleged violation is noted, we will keep Combined Properties Incorporated informed as to all subsequent developments in this case.

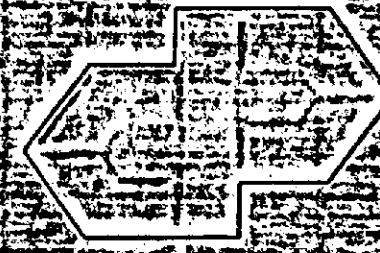
Sincerely,

JAMES H. THOMPSON
Zoning Enforcement Coordinator

JHT/cmm

c: Inspector Kevin R. Connor

Insp. prop. on Nov. 28, 91 Saw no dumpster on prop.
case closed



Combined Properties Incorporated

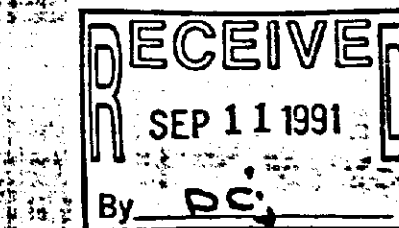
1899 L STREET, N.W. • 9TH FLOOR • WASHINGTON, D.C. 20036 • (202) 293-4800 • FAX (202) 833-3013

September 4, 1991

Code Enforcement Department
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention:

REFERENCE:



Mr. Carl Richards

GARBAGE DUMPSTER COMPLAINT
ROY ROGERS/HARDEE'S
RESTAURANT, 40 WEST PLAZA
BALTIMORE NATIONAL PIKE

Dear Mr. Richards:

Several tenants and customers at our 40 West Plaza have complained about the Roy Rogers/Hardees' garbage dumpsters which are located in the open parking lot area. These dumpsters are extremely unsightly and frequently have trash, grease and foul odors about them.

I would appreciate your assistance in following up on these tenant/customer complaints and if time permits, I would like to obtain a copy of the "local code" in place for the proper installation/enclosure of dumpster/compactor pads.

I am thanking you in advance for your assistance. If you should have questions and/or comments, please do not hesitate to contact me at (202) 293-4500.

Sincerely,

Paul R. LaFontaine
Vice President Asset Management

PRL/klr

cc: Gene McClung



ZONING OFFICE

